

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **March 10, 2010**

Members Present:

Brad Cornelius-Chairperson/Planning Manager, Aimee Webb-Vice-Chairperson/Development Coordinator, Bill Stevens-Public Works, Dan Hickey-Villages Public Safety, Brad Burris-Sumter County Fire/Rescue, Nicole Stalder-County Engineer, and Sarah Gill-Secretary

The meeting convened at 2:03 p.m.

Approval of Minutes:

The minutes from the May 3, 2010, were not completed for approval.

New Business:

Central Beef Industries, LLC – Medium Development – Preliminary Approval

Property Location: E C-48/City Limits of Center Hill

Mr. Cornelius stated the project lies within the City of Center Hill and was reviewed according to their Land Development Code. This project will not be voted on by the Development Review Committee. The final comments and responses will be forwarded to the City of Center Hill Council for approval.

Keith Riddle, Riddle Newman Engineering, Inc., and Michael Huff, Central Beef Industries, LLC, representatives for the applicant were present and requested preliminary approval for 21,792 sq ft in additions to an existing packing house.

Ms. Webb confirmed her comments, dated May 10, 2010, were received by the applicant. The applicant's representatives confirmed they received the comments and they will be addressed.

Mr. Burris' comments consisted of providing a water supply system, determining the method of installing the required water supply prior to the permitting process, including all water use agreements as part of the proposed plan for installing the water supply system, and verifying the water supply system must be capable of supplying 2,750 gallons per minute for a two hour duration must be provided in accordance with The Florida Fire Prevention Code, 2007 ed. Mr. Burris stated the water supply must be in place prior to issuance of a Certificate of Occupancy. In order to not delay the construction process; there are several options:

- a. Engineer and install the water supply system as part of the permitted construction.
- b. Engineer and install a temporary water supply with a storage capacity of 330,000 gallons.

- i. Tank(s) with rate fire pump and automatic controls.
 - ii. A lined pond with automatic replenishment capabilities and rated fire pump.
- c. Post a performance bond with a predetermined completion date which must be prior to the request for CO.

Mr. Burris stated the applicant will not be able to obtain permits without an agreement for central water.

Mr. Cornelius stated the applicant must determine which city they will obtain central water from and provide an agreement.

Mrs. Stalder confirmed her comments, dated May 7, 2010, were received by the applicant. The applicant's representatives confirmed they received the comments and they will be addressed.

Mr. Stevens and Mr. Hickey had no comments.

VOS – Unit 174 - Major Development – Preliminary/Engineering Approval

Property Location: Accessed from St. Charles Place, adjacent to Unit 156 & Unit 158, The Villages

Jeff Head, Farner Barley and Associates, Inc., representative for the applicant, was present and requested preliminary/engineering approval for Unit 174/The Villages.

Ms. Webb confirmed her comments, dated May 10, 2010, were received by the applicant. Mr. Head confirmed he received the comments and they will be addressed.

Mr. Stevens his comments, dated May 7, 2010, were received by the applicant. Mr. Head confirmed the turn lane storage is sufficient for the traffic design and runoff from Laurel Run onto C-466 was accounted for.

Mr. Cornelius, Mr. Hickey, and Mr. Burris had no additional comments.

Mrs. Stalder confirmed her comments, dated May 7, 2010, were received by the applicant. Mr. Head confirmed they received the comments and they will be addressed.

Ms. Webb made a motion to recommend approval of the preliminary/engineering subject to all comments being addressed and revised plans being submitted. Mr. Hickey seconded the motion, and the motion carried.

Ms. Webb made a motion to adjourn at 2:18 p.m. Mr. Hickey seconded the motion, and the motion carried.